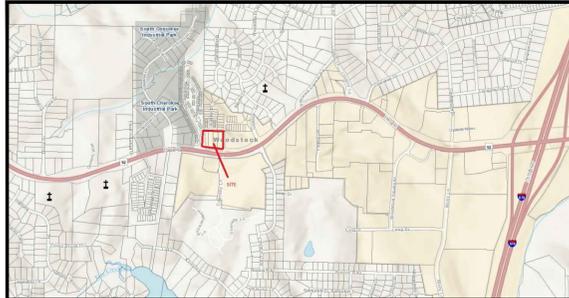


FILE NAME: I:\CUSTOMERS_PROJECTS\801 Turnstone Group, LLC\801-16-043 WoodSpring\Recon\801-16-043 Prelim Site Plan 3.dwg PLOT DATE: 5/13/2016 USER: NATHAN ADRIAN



SUBDIVIDED AS:
TOWNVIEW COMMONS
PB01/PG160
ZONED: R-3C (PARKWAY OVERLAY)
Z063-13

A=46.31'
R=175.00'
CH=46.18'
N 84°44'42" E

LOSSIE LANE
-EXISTING PRIVATE ROAD-

(DB8147/PG217)

SUBDIVIDED AS:
TOWNVIEW COMMONS
PB01/PG160
ZONED: R-3C (PARKWAY OVERLAY)
Z063-13

SITE DATA

APPLICANT: REO FUNDING SOLUTIONS III, LLC
1170 PEACHTREE STREET, NE SUITE 1150
ATLANTA, GA 30309
PHONE: 404.477.6800

ENGINEER/SURVEYOR: SOUTHEASTERN ENGINEERING, INC.
2470 SANDY PLAINS ROAD
MARIETTA, GA 30066
PHONE: 770.321.3936

BOUNDARY: BOUNDARY SURVEY BY SEI, DATED SEPT. 19, 2013

TOPOGRAPHY: FIELD RUN SURVEY BY SEI, DATED SEPT. 19, 2013

SITE AREA: 2.57 ACRES

PARKING REQUIRED: 1 SPACE PER UNIT (122) PROVIDED: 127

FLOOD INFO: THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANEL # 13067 C 0033H, DATED 3/4/2013.

EXISTING ZONING: GC (PARKWAY OVERLAY DISTRICT ORDINANCE)

DEVELOPMENT STANDARDS (HWY 92 OVERLAY):
MIN. LOT SIZE: N/A
MIN. FRONT BUILDING SETBACK: 20'
MIN. SIDE BUILDING SETBACK: 10'
MIN. REAR BUILDING SETBACK: 30'

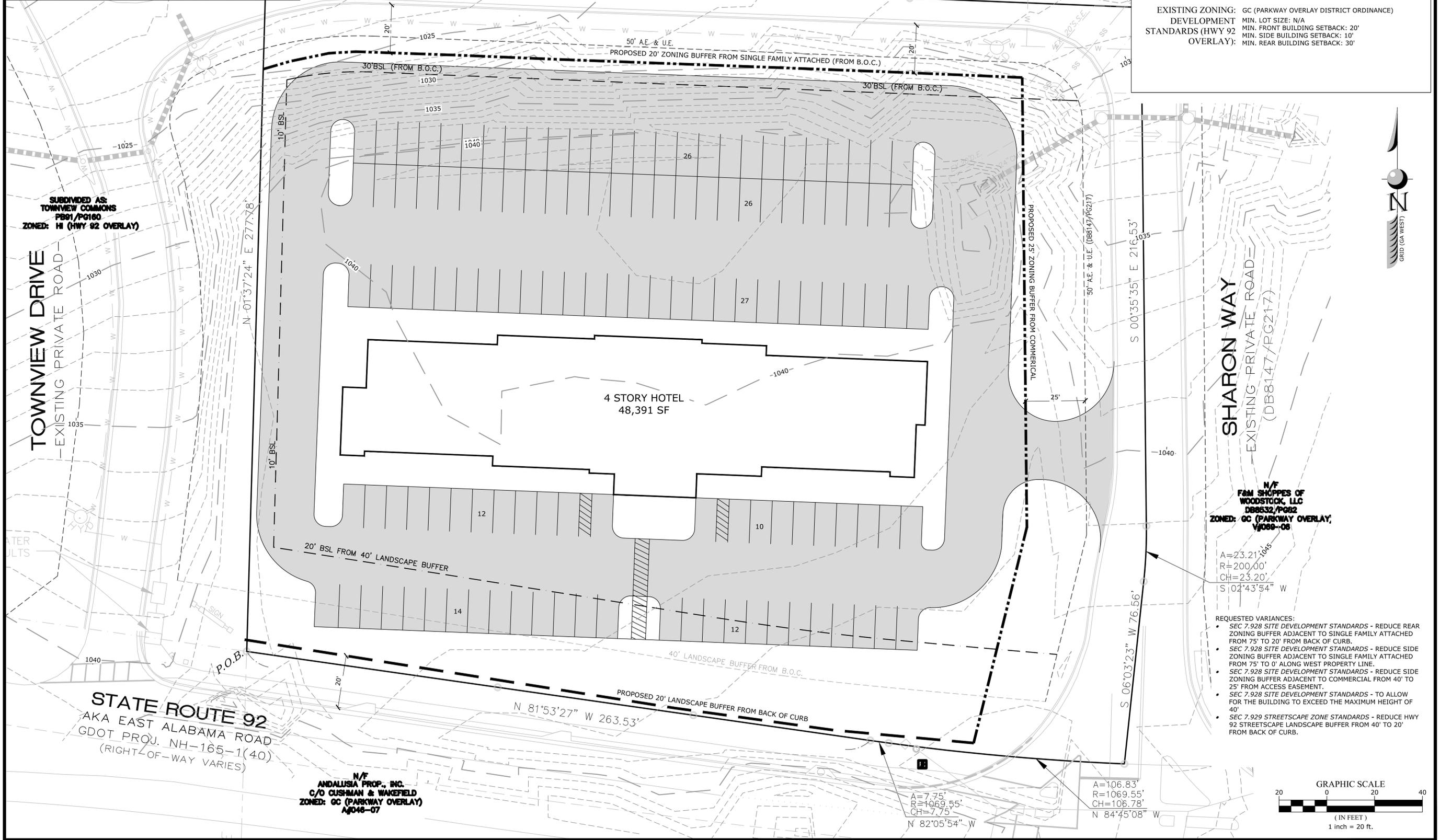


DATE	ISSUED DESCRIPTION

REO FUNDING SOLUTIONS III, LLC
1170 PEACHTREE STREET, NE SUITE 1150
ATLANTA, GA 30309
PH: 404-477-6800

ZONING SITE PLAN
WOODSPRING SUITES WOODSTOCK
PROJECT LOCATED IN:
LL 1219 OF THE 15TH DISTRICT
CITY OF WOODSTOCK
GEORGIA

Project No.: 801-16-043
Designed By: NRA
Issue Date: 5/5/2016

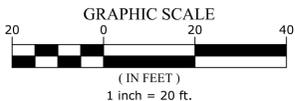


4 STORY HOTEL
48,391 SF

N/T
FAM SHOPS OF
WOODSTOCK, LLC
DB0032/PG02
ZONED: GC (PARKWAY OVERLAY)
V060-06

A=23.21'
R=200.00'
CH=23.20'
S 02°43'54" W

- REQUESTED VARIANCES:
- SEC 7.928 SITE DEVELOPMENT STANDARDS - REDUCE REAR ZONING BUFFER ADJACENT TO SINGLE FAMILY ATTACHED FROM 75' TO 20' FROM BACK OF CURB.
 - SEC 7.928 SITE DEVELOPMENT STANDARDS - REDUCE SIDE ZONING BUFFER ADJACENT TO SINGLE FAMILY ATTACHED FROM 75' TO 0' ALONG WEST PROPERTY LINE.
 - SEC 7.928 SITE DEVELOPMENT STANDARDS - REDUCE SIDE ZONING BUFFER ADJACENT TO COMMERCIAL FROM 40' TO 25' FROM ACCESS EASEMENT.
 - SEC 7.928 SITE DEVELOPMENT STANDARDS - TO ALLOW FOR THE BUILDING TO EXCEED THE MAXIMUM HEIGHT OF 40'.
 - SEC 7.929 STREETSCAPE ZONE STANDARDS - REDUCE HWY 92 STREETSCAPE LANDSCAPE BUFFER FROM 40' TO 20' FROM BACK OF CURB.



STATE ROUTE 92
AKA EAST ALABAMA ROAD
GDOT PROJ. NH-165-1(40)
(RIGHT-OF-WAY VARIES)

N/T
ANDALUSIA PROP., INC.
C/O CUSHMAN & WAKEFIELD
ZONED: GC (PARKWAY OVERLAY)
A046-07

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.